



2021-009883

Klamath County, Oregon

06/24/2021 11:25:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David Shaver and Maria Shaver

94643 Frontier Lane

Coquille, OR 97423

Until a change is requested all tax statements shall be sent to the following address:

David Shaver and Maria Shaver

94643 Frontier Lane

Coquille, OR 97423

File No. 470783AM

STATUTORY WARRANTY DEED

McGee Defoe Commercial, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

David Shaver and Maria Shaver, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

Vacated Lots 15 through 26 Block 19, Townsite of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with all alleys and that portion of Dixon Street adjacent thereto.

SAVING AND EXCEPTING that portion of the above described property conveyed to the State of Oregon by deed dated April 20, 1943 recorded April 29, 1943 in Volume 155 page 31, Deed Records of Klamath County, Oregon.

PARCEL 2:

Vacated Lots 13 through 22 Block 20, Townsite of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with all alleys and that portion of Dixon Street adjacent thereto.

SAVING AND EXCEPTING that portion of the above described property conveyed to the State of Oregon by deed dated April 20, 1943 recorded April 29, 1943 in Volume 155 page 31, Deed Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030AC-03301

2409-030AC-03200

The true and actual consideration for this conveyance is \$510,500.00. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

Return To:



The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22nd day of June, 2021

McGee Defoe Commercial, LLC

Judith A McGee Defoe
Judith A McGee Defoe, Member

Charles E Defoe
Charles "Chuck" E Defoe, Member

State of Oregon} ss
County of WASHINGTON }

On this 22nd day of June, 2021, before me, CAROLYN ANN MULLER a Notary Public in and for said state, personally appeared Judith A McGee Defoe and Charles "Chuck" E Defoe known or identified to me to be the Managing Member in the Limited Liability Company known as McGee Defoe Commercial, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carolyn Ann Muller
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: MAY 5, 2023

